

Table of Particulars

Welcome to 2845 Lakeshore Avenue, Medina!

This beautiful Sharratt Design lake home was built in 2008

& is nestled in a private tree lined setting. Main level living enriched with lake views that span 100' south facing Lake Independence shoreline. Vaulted great room. Gourmet kitchen. Lakeside master suite. In floor heat warms the fully finished walkout level.

Workshop. Great storage. 3 car garage & a dog run too.

From top to bottom, you'll appreciate thoughtful essentials, high quality finishes & sought-after amenities including geothermal HVAC.

Enjoy lake living near Three Rivers District's Baker Park Reserve.

Main level

- Enameled woodwork, solid Alder woodwork, solid Alder doors, custom window & door trim, custom wood front door
- 14 1/2' tray vault Great Room with solid Alder planking & beams
- Gas fireplace & all built-in entertainment center
- Gourmet kitchen & dining area: custom top grade Alder cabinets with rollouts, high-end appliances, built-in microwave & small appliance center, task & accent lighting, large walk-in pantry, tongue & groove ceiling with enameled beams
- Private master suite: lakeside bedroom, full private bath, marble & travertine tile & vanity top, tile shower, glass shower door, multiple head body shower, 6' therapy bubble tub, walk-in closet with complete built-in shelving, his & her dressers, private toilet closet
- Conveniently located laundry room with custom cabinets & utility sink
- Guest bath with custom vanity

Finished walkout lower level

- Large daylight windows
- Solid Alder woodwork, solid Alder doors, custom window & door trim
- Large family room with doors to lakeside
- Future fireplace framing, flue & gas line in place
- Future 2nd kitchen/wet bar area, all utilities installed
- Bedrooms 2 & 3 share full bath: tile shower, Cambria vanity top, extra depth bathtub, rain shower head
- Bedroom 4 with nearby 3/4 bath: tile & glass shower, marble vanity top
- Mud room area with door from backyard – ideal for outdoor/lake toys & towels
- Large utility room with storage
- Workshop

4 bedrooms | 4 bathrooms | 3,283 finished square feet | 3 car garage

Lakes | Sotheby's
INTERNATIONAL REALTY

All information is deemed reliable but not guaranteed and subject to change without notice.

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Mechanicals & utilities

- Geothermal heating & cooling system
- Dual fuel energy system
- 120/240 electric, 200 amp main service, 90 amp secondary service, 4-way light switches
- Emergency panelboard with generator lock out
- 80 gallon water heater
- Rigid pipe plumbing
- Wirsbo in-floor heating: complete lower level & the master bath
- Complete house wired for coax, telephone, Cat 5 & fiber; all run in conduit from master automation cabinet in each room
- Potential to add elevator in closet located by the foyer & guest bath to lower level utility room, designed & ready for equipment installation of hydraulic or electric elevator
- Utility room has water lines plumbed for washer/dryer or sink

Miscellaneous

- Foundation includes 100-year Stay-Dry system with exterior honeycomb moisture barrier
- All door hardware is solid bronze; all plumbing hardware is high-end finishes of Kohler & JADO

Exterior & landscaping

- 100' shoreline with boulder rip rap
- Professionally designed & landscaped, paver sidewalk, terraced staircase with planter built-ins
- Ironwood decking with custom cable railings for main deck
- All exterior Cedar trim
- 3,600-pound ShoreMaster boat lift
- Lawn sprinkler system
- 3 car garage with solid wood overlay high-end garage doors
- Dog run & doggie wash

Baker Park Reserve

- Located on scenic Lake Independence, Baker Park Reserve offers 2,700 acres of natural landscape & accommodations for almost any activity from golfing to camping to cross-country skiing & so much more. No matter the season, there's always something fun to do.

Lake Independence Regional Trail | 15.87 miles | paved

- Connects Crow-Hassan Park Reserve, Baker Park Reserve & the Luce Line State Trail. The 10-foot-wide paved trail supports walking, jogging, hiking, dog-walking, inline skating & bicycling. A turf trail for horseback riding & hiking runs parallel within Baker Park Reserve, south of County Road 115.